TOTAL FLOOR AREA : 2032 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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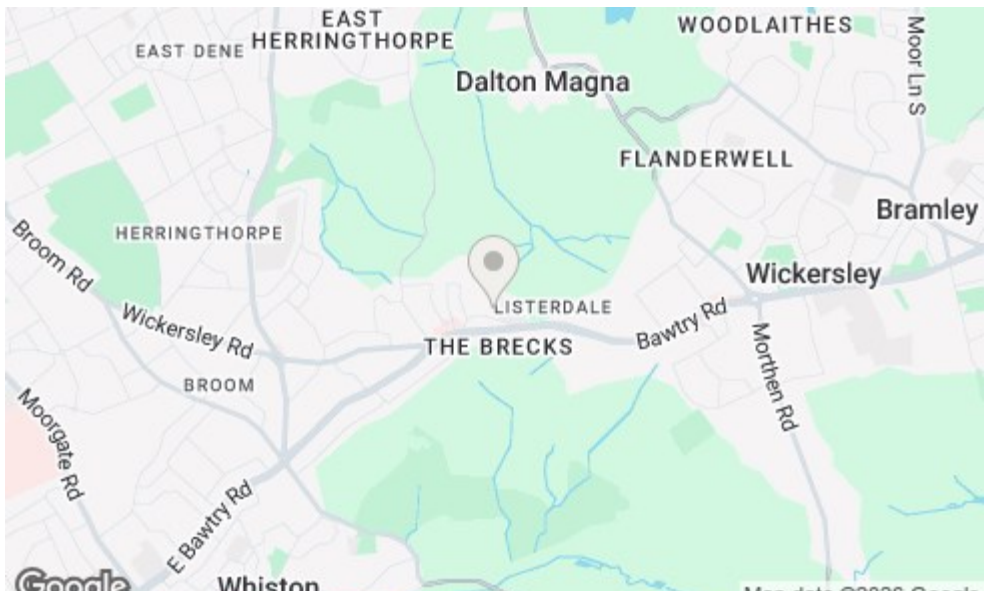

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EADON LOCKWOOD & RIDDLE
ESTD 1840

54, The Brow, Rotherham, S65 3HP

Offers In The Region Of £375,000

54 The Brow, Brecks, Rotherham, S65 3HP

Description
Situated in the popular residential area of Brecks, this beautifully presented four-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal home for growing families. Conveniently located close to a wealth of local amenities, well-regarded schools and excellent transport links, this lovely home has plenty to offer both inside and out.

Upon entering, you are welcomed by a warm and inviting entrance hall leading to a spacious front-facing lounge, featuring a charming log-effect fire which creates a cosy focal point for relaxing evenings. There is also a separate dining room, perfect for family meals and entertaining, while the impressive open-plan kitchen provides ample space for a dining table or an additional sitting area. A useful utility room, convenient downstairs WC and conservatory complete the ground floor, with the conservatory offering a fantastic flexible space for a children's playroom, hobby room or simply somewhere to enjoy the garden views.

To the first floor, the generous master bedroom benefits from a spiral staircase leading to the versatile loft space, currently used as a home office and providing an excellent additional area for working from home. There are three further well-proportioned bedrooms, making this an ideal property for families, alongside a beautiful family bathroom fitted with a bath and separate shower cubicle.

Externally, the property benefits from a driveway to the front, providing valuable off-road parking. To the rear, there is a lovely lawned garden, ideal for children to play, together with a patio area offering the perfect setting for outdoor dining, entertaining friends or enjoying time with family during the warmer months.

The location is particularly appealing for families, falling within the catchment area for the highly regarded Wickersley School and Sports College and just a stone's throw from Listerdale Junior Academy. A range of nearby amenities, shops and transport links further enhance the appeal of this desirable home.

Tenure: The property is leasehold, with ample time remaining on the lease and a ground rent of just £5 per annum. The freeholders have also agreed to sell the freehold for a small additional cost should the new owner wish to purchase it, offering the potential to acquire the freehold in the future.

A fantastic opportunity to purchase a spacious and versatile family home in a sought-after location, offering comfortable living accommodation, flexible additional space and a lovely garden for all the family to enjoy.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Beautifully presented four-bedroom semi-detached family home
- Sought-after residential location in Brecks
- Spacious lounge with charming log-effect fire
- Separate dining room and open-plan kitchen with versatile dining or sitting space
- Conservatory, ideal for a children's playroom or additional living space
- Generous master bedroom with spiral staircase to a versatile loft office
- Three further bedrooms and a stylish family bathroom with separate shower
- Driveway providing off-road parking and a lovely rear garden with lawn and patio, close to highly regarded local schools
- Leasehold / Council Tax band D
- Internal inspection warranted to truly appreciate this beautiful property